

Charming characterful property, three bedrooms, large barn almost two acres of garden, and house to renovate.

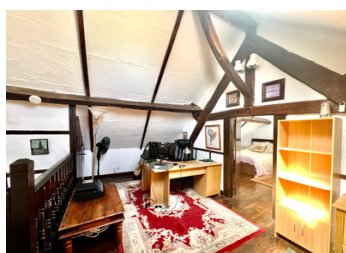
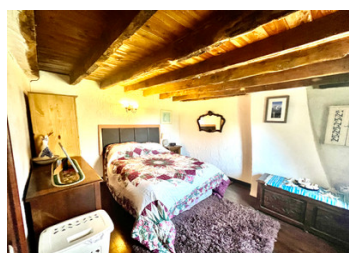


INFORMATION

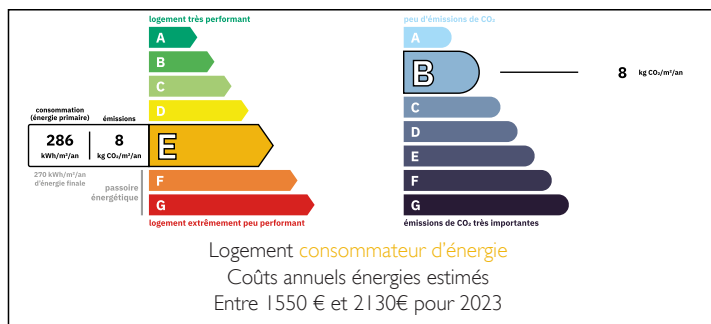
Town:	La Souterraine
Department:	Creuse
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	7110 m2

IN BRIEF

This well-maintained 3-bed character home, located on the edge of a peaceful hamlet, offers comfort and charm. With no passing traffic, it's perfect for a holiday home and can be sold furnished. Includes a large stone barn and a small stone dwelling across the lane, offering potential for renovation into additional living space or a gîte business.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The Main House: Entering directly into the living room,(19.45m²), with a beautiful stone fireplace with a wood-burning stove, a ceiling with exposed beams. The living room leads to a fitted kitchen ,(12.30m²), with cupboards and plenty of storage space. The dining room,(12.35m²), is on the other side of the living room, and the shower room with WC,(3.50m²), is ideally located on the ground floor. On the first floor, a landing leads to a spacious double bedroom,(28.60m²), with double doors and an en-suite shower room,(3.50m²), and WC. A connecting room gives access to a second double bedroom,(13.68m²), which boasts a charming balcony offering lovely views over the garden and beyond. Imagine enjoying your morning coffee here! Continuing up the stairs to the second floor, the converted attic serves as a bright office,(10.66m²), featuring a vaulted ceiling, Velux window, and exposed beams. This leads into a third spacious bedroom,(13.60m²), large enough to accommodate two double beds. Alternatively, it could serve as a hobby room, also benefiting from the vaulted ceiling and Velux window. Wooden floors are found throughout the first and second floors.

The property is double-glazed, has shutters at each window and heated with the wood burner fire.

Outside, the kitchen opens onto a spacious wooden decked terrace, perfect for relaxing in the sunshine and enjoying alfresco dining. The garden is well-maintained with a neat lawn, established trees, and lush foliage. Double gates at the front of the property lead into the garden, and at the far end,...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES